

FINAL PLAT  
DEL REY SUBDIVISION (AREA 4)  
A PLANNED UNIT DEVELOPMENT  
TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 1 OF 2

LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED G.L. DITTMER AND D.F. DITTMER BEING THE OWNERS OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 30 FEET SOUTH OF AND 30 FEET EAST OF THE NORTHWEST CORNER OF SAID SECTION 24, SAID POINT LYING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF ROAD NO. 20 AND THE EASTERLY RIGHT-OF-WAY LINE OF ROAD NO. 11, FROM WHICH SAID NORTHWEST CORNER BEARS N44°52'06"W, A DISTANCE OF 42.54 FEET; THENCE S89°42'53"E, A DISTANCE OF 1386.29 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF ROAD NO. 20 TO THE TRUE POINT OF BEGINNING; THENCE S89°42'53"E, A DISTANCE OF 1167.74 CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ROAD NO. 20 TO A POINT ON A LINE BEING 80.00 FEET WESTERLY OF, AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24; THENCE S00°14'03"W, A DISTANCE OF 732.91 FEET ALONG SAID LINE; THENCE N89°42'53"W, A DISTANCE OF 1167.74 FEET TO A POINT ON THE CENTERLINE OF AN EXISTING CONCRETE DITCH; THENCE N00°14'03"E, A DISTANCE OF 732.91 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS OF THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, T 2 N, R 68 W, OF THE 6TH P.M., AS MONUMENTED AND SHOWN, AND IS ASSUMED TO BEAR N00°01'20"W.

CONTAINING 19.61 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF DEL REY SUBDIVISION (AREA 4), A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE, IN FEE, THAT 30 FOOT WIDE STRIP OF LAND DESIGNATED AS ROAD 20 RIGHT-OF-WAY, AND FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE, ALL SERVING PUBLIC UTILITIES, ALL EMERGENCY SERVICES PROVIDERS (AND OTHER APPROPRIATE PUBLIC ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DEDICATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICE SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND HOMEOWNERS ASSOCIATION OWNED AND MAINTAINED OPEN SPACE AND/OR U.S. WEST COMMUNICATIONS, INC., WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, AND/OR U.S. WEST COMMUNICATIONS, INC. AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

ACKNOWLEDGMENT:

OWNER:

G.L. DITTMER

BY: G.L. Dittmer  
OWNER

STATE OF COLORADO }  
COUNTY OF WELD } SS

The foregoing plat and dedication was acknowledged before me this 21st day of Dec, 1998, by

Notary Public  
My Commission Expires: 4/14/99  
My Address is: 6343 W 13th Ave

OWNER:

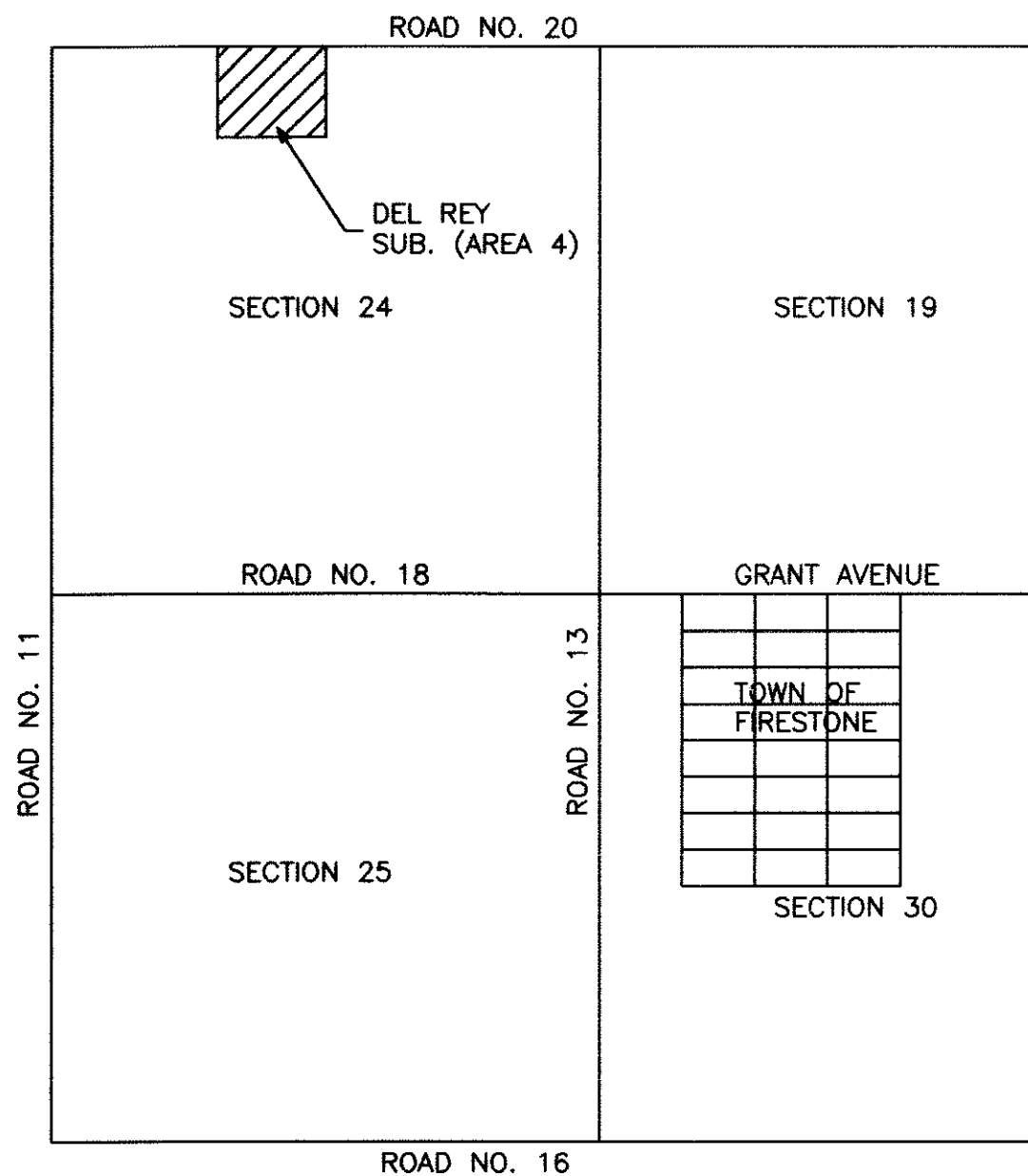
D.F. DITTMER

BY: D.F. Dittmer  
OWNER

STATE OF COLORADO }  
COUNTY OF WELD } SS

The foregoing plat and dedication was acknowledged before me this 21st day of Dec, 1998, by

Notary Public  
My Commission Expires: 4/14/99  
My Address is: 6343 W 13th Ave



VICINITY MAP  
SCALE: 1" = 2000'

OWNER:

G.L. DITTMER AND D.F. DITTMER  
C/O YOUTH BENEFITS  
11141 IRMA DRIVE  
NORTHGLENN, CO 80233  
PHONE: 303-469-8821

DEVELOPER:

ARCADIA HOMES  
730 WEST HAMPTON AVENUE  
SUITE 304  
ENGLEWOOD, CO 80110  
PHONE: 303-781-6260  
FAX: 303-781-6266

CONSULTANT:

ACKLAM ASSOCIATES, INC.  
1001 E. BRIDGE STREET  
BRIGHTON, CO 80601  
PHONE: 303-659-8546  
FAX: 303-659-6377

LIENHOLDER CERTIFICATE

THE UNDERSIGNED FIRST NATIONAL BANK OF LAS ANIMAS, AS THE BENEFICIARY OF TWO DEEDS OF TRUST WHICH CONSTITUTE LIENS UPON THE OWNERS' PROPERTY DESCRIBED HEREON, AND WHICH DEEDS OF TRUST ARE RECORDED IN THE REAL PROPERTY RECORDS OF WELD COUNTY, COLORADO, IN BOOK 1599 AS RECEPTION NUMBERS 2540847 AND 2540848, HEREBY CONSENTS TO THE DEDICATION OF EASEMENTS AS STATED HEREON AND TO THE DEDICATION AND CONVEYANCE OF FEE TITLE TO THE 30 FOOT RIGHT-OF-WAY FOR ROAD 20 AS STATED HEREON, AND HEREBY FOREVER RELEASES THE SAME FROM THE LIENS CREATED BY SAID DEEDS OF TRUST.

STATE OF COLORADO }  
COUNTY OF WELD } SS

The foregoing Lienholder Certificate was subscribed and sworn to before me this 21st day of January, 1999, by Samuel Thompson as True Owner of First National Bank of Las Animas.

Notary Public  
My Commission Expires: 2-14-2001  
My Address is: 525 East 9th Ave. Box 900000, Co. 80014

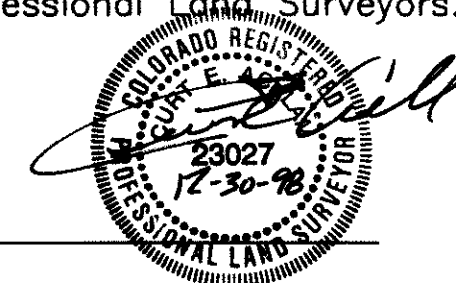
ATTORNEY'S CERTIFICATE

I, Richard W. Byrnes, an Attorney Licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedication to the Town of Firestone, Colorado, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land is free and clear of all liens and encumbrances.

Attorney at Law

SURVEYOR'S CERTIFICATE:

I, Curt E. Acklam, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that this Subdivision Plat was prepared under my personal supervision, that this plat is an accurate representation thereof and the notes shown hereon are a part of this certification. I further certify that the survey and this plat complies with all applicable rules, regulations and laws of the State of Colorado and of the State Board of Registration For Professional Engineers and Professional Land Surveyors.



Curt E. Acklam - LS NO 23027  
(For and on behalf of Acklam & Associates, Inc.)  
Job No. 8294 Date: October 1, 1998

CERTIFICATE OF CLERK AND RECORDER:

The foregoing plat and dedication was filed for record in the office of the Weld County Clerk and Recorder, in the State of Colorado, at     o'clock     .M. on the     day of    , A.D., 19    .

County Clerk and Recorder

By:      
Deputy

FILE NO.      
MAP NO.      
RECEPTION NO.    

APPROVAL:

This is to certify the Plat of Del Rey Subdivision (Area 4) was approved on this 21st day of January, 1999, and that the Mayor of the Town of Firestone on behalf of the Town of Firestone, hereby acknowledges said Plat upon which this certificate is endorsed for all purposes indicated herein.

Mayor      
TOWN OF FIRESTONE  
COUNTY OF WELD

Approved by the New Consolidated Lower Boulder Reservoir And Ditch Company, Colorado on this 5 day of January, 1999.

New Consolidated Lower Boulder Reservoir And Ditch Company

Approved by the Machii-Ross Petroleum, Colorado on this     day of    , 19   .

Machii-Ross Petroleum Inc.

FINAL PLAT - DEL REY SUBDIVISION (AREA 4)

REVISIONS  
08/05/98 REVIEW COMMENTS

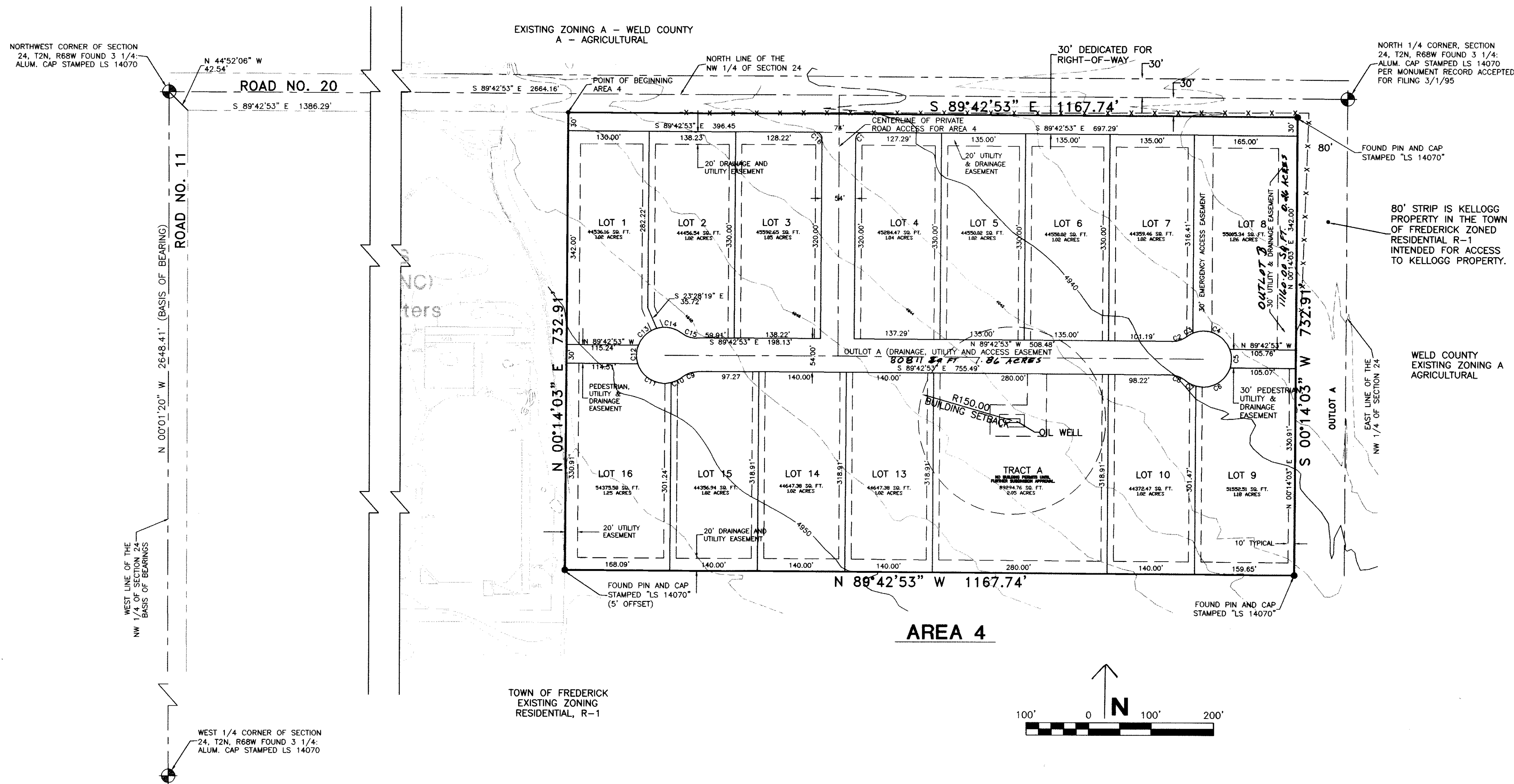
ACKLAM ASSOCIATES, INC.  
P.O. Box 795 - 1001 East Bridge Street  
Brighton, Colorado 80601  
303-659-8546

DESIGN: PD  
DETAIL: DBL  
CHECK: CEA

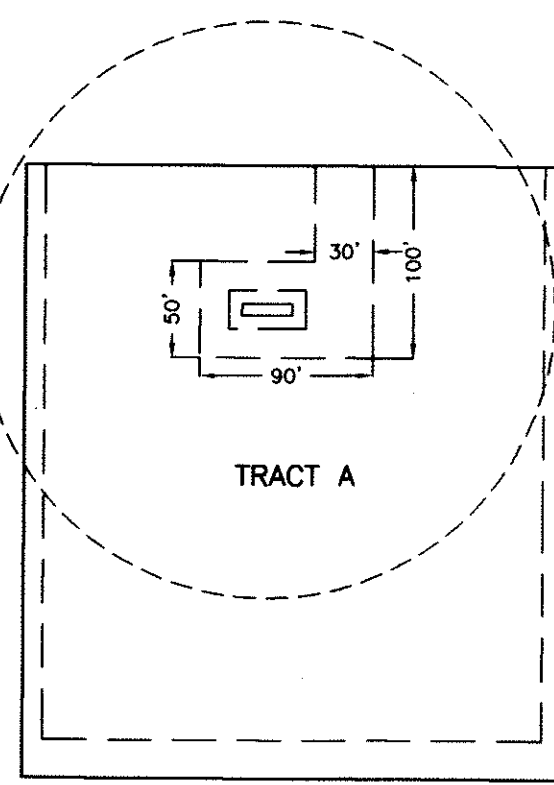
PROJ. NO. 8294  
BOOK:  
PAGE:

SCALE: AS NOTED  
FILE NO.  
DATE: 09/28/98

FINAL PLAT  
DEL REY SUBDIVISION (AREA 4)  
A PLANNED UNIT DEVELOPMENT  
TOWN OF FIRESTONE  
COUNTY OF WELD  
STATE OF COLORADO  
SHEET 2 OF 2



LEGEND  
— DENOTES PROPERTY BOUNDARY  
--- DENOTES SECTION LINES  
--- DENOTES RIGHT-OF-WAY  
--- DENOTES EASEMENTS LINES  
● DENOTES PROPERTY PIN  
⊕ DENOTES SECTION CORNER



OIL WELL EASEMENT  
SCALE 1" = 100'

\*\* NO BUILDING PERMIT SHALL BE ISSUED AND NO STRUCTURES SHALL BE CONSTRUCTED ON TRACT A UNTIL THE EXISTING WELL HAS BEEN ABANDONED, CAPPED AND APPROVED BY THE COLORADO OIL AND GAS COMMISSION.

NOTES

- DEL REY CIRCLE (OUTLOT A) AS SHOWN ON THE PLAT IS A PRIVATE ROAD WHICH WILL NOT BE MAINTAINED BY THE TOWN OF FIRESTONE. THERE IS HEREBY DEDICATED ON, OVER, UNDER AND ACROSS OUTLOT "A" A BLANKET UTILITY, DRAINAGE, AND INGRESS AND EGRESS EASEMENT FOR THE USE OF ALL LOT OWNERS, FOR INGRESS AND EGRESS OF EMERGENCY VEHICLES AND THE PROVISION OF EMERGENCY SERVICES, FOR MAINTENANCE, OPERATION, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, AND FOR STORM DRAINAGE RUNOFF.
- OUTLOT A WILL BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.
- IN SINGLE FAMILY RESIDENTIAL AREA AND OUTLOT A, DRAINAGE SWALES AND CULVERTS WILL BE MAINTAINED PRIVATELY IN ACCORDANCE WITH CONDITIONS AND RESTRICTIONS OF THE HOMEOWNERS ASSOCIATION.
- SIDE LOT EASEMENTS ARE FOR UTILITY AND DRAINAGE PURPOSES AND ARE 10 FEET ON EACH SIDE OF THE PROPERTY LINES UNLESS SHOWN OTHERWISE.
- A PERMANENT 30 FEET WIDE EASEMENT FOR EMERGENCY ACCESS AND UTILITIES ACROSS THE WEST SIDE OF THE OWNERS' LOT 8, IS HEREBY DEDICATED.
- UTILITIES SERVING THE EXISTING WELL WILL BE RELOCATED INTO OUTLOT A AND UTILITY EASEMENTS
- REFER TO APPROVED FINAL DEVELOPMENT PLAN FOR BUILDING SET BACK RESTRICTIONS ON LOTS 5, 6 AND 13 AND FOR FENCING RESTRICTIONS ON LOT 8.

BASIS OF BEARINGS

BASIS OF BEARINGS OF THIS SURVEY IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 24, T 2 N, R 68 W, OF THE 6TH P.M., AS MONUMENTED AND SHOWN, AND IS ASSUMED TO BEAR N00°01'20"W.

NOTICE: ACCORDING TO COLORADO STATE LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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08/05/98 REVISIONS  
REVIEW COMMENTS

ACKLAM ASSOCIATES, INC.  
P.O. Box 795 - 1001 East Bridge Street  
Brighton, Colorado 80601  
303-659-8546

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